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## Requested Zoning

**Search Street:**

MONTGOMERY RD

**Property Information:**

Amendment No.: 31.001

Current Zoning: B-1

Requested Zoning: B-1

Tax Account ID.: 1402335956

Map: 31

Grid: 7

Parcel: 36

Lot: PAR B

Acres: 4.44

Address: 4882 MONTGOMERY RD

City/State/Zip: ELLICOTT CITY, MD 21043

**Owner:**

Name: ADAMS E ALEXANDER TRUSTEE

Email: eaa@a-alaw.com

Phone: 410-489-9888

Mailing Address: P.O. Box 358

City/State/Zip: Glenelg, MD 21728

**Representative:**

Name: E. Alexander Adams

Email: eaa@a-alaw.com

Phone: 410-489-9888

Mailing Address: P.O. Box 358

City/State/Zip: Glenelg, MD 21738

**Decision:**

Planning Board Decision:

Planning Board Vote:

Council Decision:

Council Vote:

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# Zoning Map Amendment Request Form

**Howard County  
Comprehensive Zoning Plan  
Department of Planning and Zoning**

[Handwritten/Typed Version]  
Before filling out this form, please read the  
Instructions section at the end of the form.

**A. Property Information (Please print or type)**

1	Address / Street (Only)	4882	Montgomery Rd.	
2	Tax Map Number	31	Grid	7
3	Parcel(s)	36		
4	Lot(s)	Par. B		
5	Tax Account Data:	District	02	Account #
				335956

6	Size of Property:	Acres	4.44	Square feet	
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7	The Property is currently zoned:	B-1 and R-20 (mixed)
	I request that the Property be rezoned to:	B-1 (1 additional acre) – see drawing

**B. Owner Information**

8	Owner Name	Sharon Jones Trust and David Jones Trust, by E. Alexander Adams & Betty Smith Adams, Trustees		
9	Mailing street address or Post Office Box	PO Box 358		
	City, State	Glenelg, MD		
	ZIP Code	21738		
	Telephone (Main)	410-489-9888		
	Telephone (Secondary)			
10	E-Mail	eaa@a-alaw.com		

RECEIVED

DEC 14 2012

DIV. OF PUBLIC SERVICE & ZONING

**C. Representative Information**

11	Name	E. Alexander Adams
	Mailing street address or Post Office Box	PO Box 358
	City, State	Glenelg, MD
	ZIP	21738
	Telephone (Main)	410-489-9888
	Telephone (Secondary)	
	E-Mail	eea@a-alaw.com
12	Association with Owner	Self

**D. Alternate Contact [If Any]**

	Name	
	Telephone	
	E-Mail	

**E. Explanation of the Basis / Justification for the Requested Rezoning**

13	<p>The subject parcel was originally two parcels residentially zoned. At some point years ago, the front portion was re-zoned to B-1. That portion is shown on attached Exhibit 1 showing the parcel with current zoning together with the requested extension of B-1. Several years ago, the back portion of the larger residential zoned property was sold and developed into townhouses. A fairly large residue parcel remains residentially zoned and attached to the original frontage, then and now zoned B-1. That parcel has some challenging terrain in terms of topography and wetlands. Access is also an issue. When the adjacent properties 4872/4866 were rezoned to B-1, the residential residue parcel was not rezoned. Currently the shopping centers' storm water management facility is physically on the residential portion.</p> <p>SEE ATTACHED CONTINUATION SHEET.</p>



Jones:

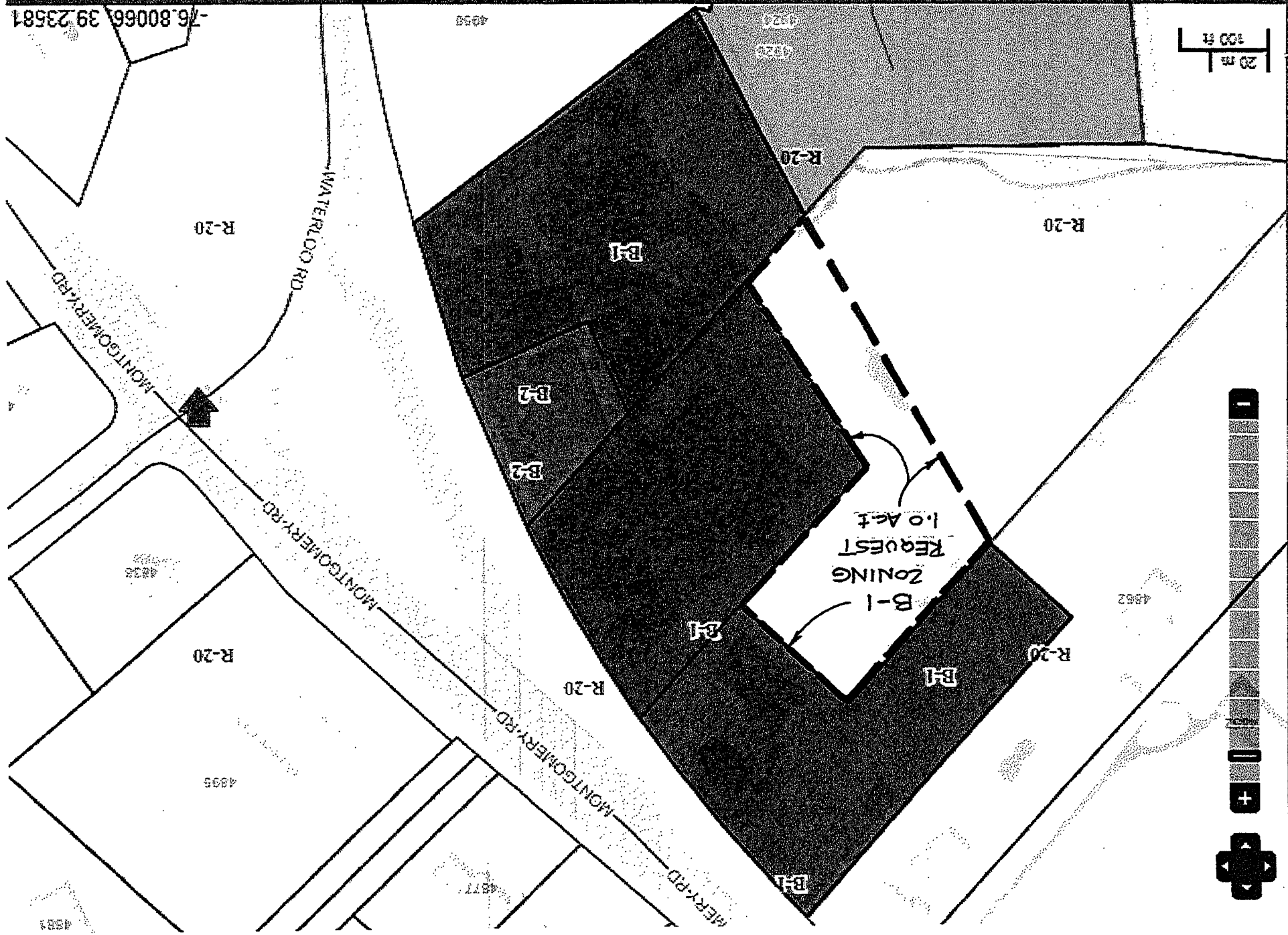
#13 (Continuation Sheet)

There is no possible residential use on the residentially zoned (R-20) land back of the shopping center. The purpose of the rezoning request is to have some opportunity to expand a small portion of the shopping center to provide some additional space for the liquor store and to incorporate the storm water management facility servicing the shopping center into the B-1 zone in order to be compliant with applicable regulations.

The requested zoning extension is the minimal required to incorporate the storm water management area and provide for some limited possible expansion should the shopping center need to do so to retain tenants.

-76.80066 39.23581

20 m  
100 ft





# Howard County Council

George Howard Building  
3466 Court House Drive  
Ellicott City, Maryland 21043-4392

## COUNCILMEMBERS

Jennifer Terrasa, Chairperson  
District 3  
Mary Kay Sigaty, Vice Chairperson  
District 4  
Courtney Watson  
District 1  
Calvin Ball  
District 2  
Greg Fox  
District 5

March 11, 2013

Mr. E. Alexander Adams, Trustee  
P.O. Box 358  
Glenelg, MD 21728

Dear Mr. Adams:

You are receiving this letter because you filed a Zoning Map Amendment Request Form/Howard County Comprehensive Zoning Plan or a Zoning Regulation Amendment Request Form/Howard County Comprehensive Plan.

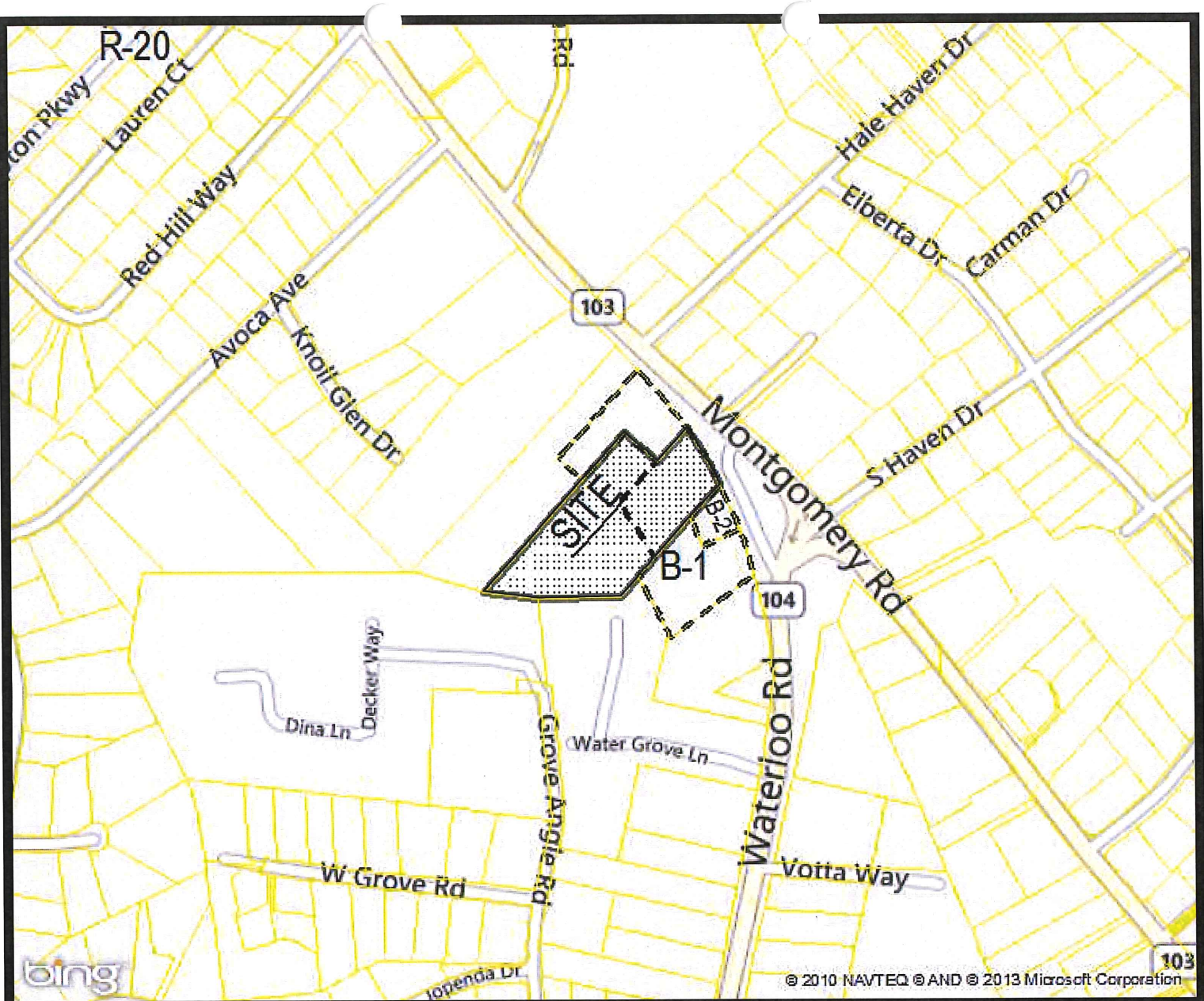
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits and disclosures when the Form proposes to "increase the density of the land of the applicant."

The Commission directed me to notify applicants of their obligation to file the affidavit and disclosure. The obligation is set forth in Md. Code Ann., St. Gov't, Sec. 15-849(b), which provides in part, **"the affidavit or disclosure shall be filed at least 30 calendar days prior to any consideration of the application by an elected official."**

Accordingly, I am enclosing for your use the approved affidavit packet. Completed forms may be mailed to the Administrative Assistant to the Zoning Board at 3430 Court House Drive, Ellicott City, MD 21043.

Very truly yours,

Stephen M. LeGendre  
Administrator



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		45	46	47	48	
				39		



Zoning Map General Plan Amendment: 31.001 Tax ID: 1402335956  
 Current Zoning: R-20 / B-1 Council District: 2  
 Tax Map: 31 Grid: 7 Parcel: 36 Lot: PAR B  
 Address: 4882 MONTGOMERY RD